



## GROUND LEVEL VISUAL STRUCTURAL INSPECTION

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**CLIENT:** Eco Building & Design. Contact: Peter Goode. Ph: 0400 800 661.

**DATE:** Inspection noon 19 July 2018. Report 23 July 2018.

**JOB:** Inspection of dilapidated old house, circa 1935, with view for demolition.

**ADDRESS:** No. 140 Flores Road, Webberton, City of Greater Geraldton.

**TOPOGRAPHY:** Flat, sheltered, well drained, Wind Region B, Exposure N2. Soil silty sand.

**BUILDING/STRUCTURE REPORT:** This mostly brick house was built in the first half of the 1930's. It is in poor condition and the owners seek to demolish it.



Above is the frontage of the old house. Below is the rear and current entrance.



As can be seen, there is nothing of structural interest to the exterior of the house. It has not been well designed or built. There is little original material left that is in acceptable condition. There are many more interesting and historical houses within and around Geraldton.



On the left we see the interior of the lean-to timber framed addition at the rear of the main brick building.

It is not remarkable, and lacks sufficient framing, for example at the wall facing us. Parts of the ceiling are missing, as in the next photograph.

There was no obvious termite damage. But in houses of this age it is quite common. The house is some 85 years old and it would be interesting to see the condition of the roof tie-downs and brick ties once it has been demolished..

On the last photo we can see the long horizontal cracks in the mortar bed of the two walls. Also notice the previous repair work.

Note also the poor workmanship and condition of the electrical wiring.

There is nothing special about the main building. The design, structure, and quality of build are of a non-descript and mediocre standard.

The cost of upgrading the building to an acceptable current standard would probably be similar to demolishing it and rebuilding.

**CONCLUSION:** There is no reason why this building should be preserved.

The best strategy would be to remove valuable items, such as the solar panels on the roof. Then to demolish using a long backhoe arm.

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